

To : Fairfax County Board of Supervisors

From : Gerry Hyland, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for June 22, 2015

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For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

- 1. Request to Authorize a Plan Amendment for the Huntington Club Condominiums**
- 2. Request to Waive the Fees Associated with the Submission and Review of the Spring Woods Homeowners Association's Site Plan and Permits**

1. Request to Authorize a Plan Amendment for the Huntington Club Condominiums

Background

The Huntington Club Condominium Board and their residents have been working for many years to create a new, successful development on their land adjacent to the Huntington Metro Station. The Board of Supervisors has previously authorized and approved Comprehensive Plan language in May 2013 to allow new development to replace the aging 1960's era garden style condominiums. Shortly thereafter, the owners voted with an 82% supermajority (298 to 13 out of 364 units) to fund a request for proposals (RFP) from developers. The Huntington Club Board of Directors interviewed many subject matter experts on the preparation of the RFP. Two professional firms prepared an economic analysis and conceptual designs in line with the approved plan of 75% residential and 25% office use at a 3.0 floor area ratio.

In August of 2014, many well qualified bidders put similar values on the residential component, but put little value on the required 25% office component given the current vacancy rate and a shift in the market as companies move from older class "A" office space into new, more recently built space. Currently, there is very little market for class "A" office on Huntington Avenue given the proximity to local space nearby. The Huntington Club Board of Directors has asked me to reauthorize Comprehensive Plan language that would permit more flexibility in the residential and commercial components on this large and important redevelopment project in the Mount Vernon District. This change could reduce the overall peak hour traffic impact on Huntington Avenue and permit the development to move forward in the near term. This is a redevelopment project that has been supported by the Huntington Club, Huntington Civic Association and Mount Vernon Council.

Proposed Action

Therefore, Madam Chairman, I move that the Board of Supervisors authorize a Comprehensive Plan amendment to alter the 25% office requirement to provide more flexibility in the overall commercial component, or eliminate it entirely.

This motion should not be construed as a favorable recommendation for a potential plan amendment or any subsequent rezoning or other applications and does not relieve the applicant from complying with all regulations, ordinances, or adopted standards, and will not prejudice the consideration of this application in any way.

Board Matter Pun

A man just assaulted me with milk, cream and butter. How dairy.

2. Request to Waive the Fees Associated with the Submission and Review of the Spring Woods Homeowners Association's Site Plan and Permits

Background

The Spring Woods Homeowners Association and my office learned the hard way that communities are not grandfathered under the Fire Code. A few years ago, it came to the attention of the Fire Marshall's Office that the newer, larger Fire and Rescue equipment was having some difficulty navigating the community's early 1980's era roadway. Even though the community met all the Fire Code regulations at the time, they needed to file new site plans, designate new fire lanes and install signs to meet code requirements. After some discussion, the community was willing to comply. The Fire Marshall's Office has been accommodating and collaborative with Spring Woods HOA over the last few years. While the Board of Supervisors cannot waive Fire Code requirements, given the adverse effect to public safety, we do have the authority, as noted by the Office of the County Attorney, to waive the fees associated with the site plans and permits.

Proposed Action

Therefore, Madam Chairman, I move that the Board of Supervisors waive any and all fees associated with Spring Woods HOA's site plans and permits to bring their community into compliance.

Board Matter Pun

I like European food so I decided to Russia over there because I was Hungary. After Czech'ing the menu I ordered Turkey. When I was Finnished I told the waiter 'Spain good but there is Norway I could eat another bite.